

\$930,000 - 53 Tuscany Meadows Place Nw, Calgary

MLS® #A2088034

\$930,000

4 Bedroom, 4.00 Bathroom, 2,120 sqft

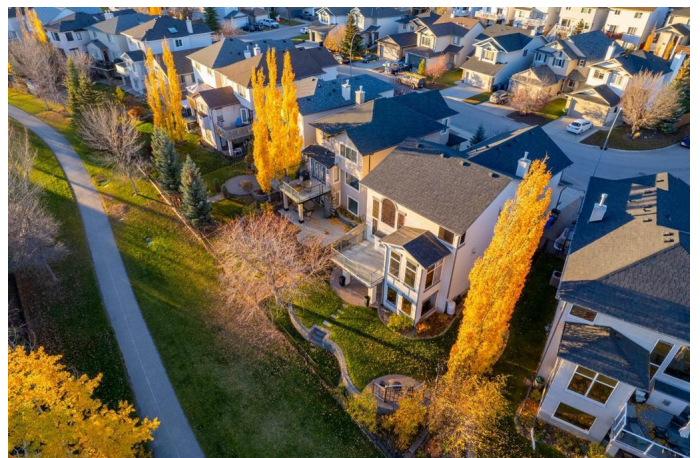
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this updated home in the peaceful Tuscany neighborhood, offering beautiful views of the mountains, city, and Canada Olympic Park. This house provides over 2,900 sq. ft. of living space, located on a quiet street with a south-facing backyard. It backs onto a green space and is just a short walk from the 12-mile coulee ravine.

William Blake Homes has masterfully executed a comprehensive renovation throughout this two-story walkout. It now has 4 bedrooms and 3.5 bathrooms, all fully finished and ready to welcome you home. Inside, youâ€™ll be greeted by 7.5-inch white oak hardwood flooring that flows effortlessly through each room, a custom wine room with built-ins, solid core doors and energy-efficient Low E windows.

The main floor has a welcoming entrance, a living room with 17' tall ceilings and a fireplace, and a beautifully updated kitchen. This kitchen is truly a chef's dream. Boasting a large island, custom cabinets, quartz countertops, a butlers pantry and high-end Monogram stainless steel appliances. Adjacent to the kitchen, a cozy eating nook with south-facing windows opens onto a sunny back deck, outfitted with glass paneling, a privacy screen, and a low-maintenance dura deck. Itâ€™s the perfect spot to appreciate the privacy offered



by this unique lot and to enjoy the verdant greenspace that extends toward the nearby ravine.

Completing the main level is a 2-piece powder room and the laundry room. The custom solid maple staircase leads you to the upper floor, where a dramatic view over the living room awaits, complemented by a Juliet balcony and a practical office nook. Three generously sized bedrooms ensure ample space for family and guests. The primary bedroom stands out with its walk-in closet featuring California Closet built-ins and an updated, spa-inspired 5-piece ensuite, complete with a corner jetted tub, tiled shower, and granite countertops. Another 4-piece bathroom rounds off the upper level.

Additional features of this home include a double oversized attached insulated garage with a man door, a stucco exterior, an underground irrigation system, a newer high-efficiency furnace, a newer air conditioner, and an elaborate Flir security camera system and an updated roof to top it off. This home has been lovingly cared for and is in exceptional condition, having undergone a breathtaking renovation. It stands as the ideal family residence in a prime Tuscany location, ready to provide comfort, style, and convenience to its new owners.

Built in 2002

Essential Information

MLS® #	A2088034
Price	\$930,000
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,120
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	53 Tuscany Meadows Place Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2023
Date Sold	November 2nd, 2023
Days on Market	2
Zoning	R-C1
HOA Fees	275.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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